

**LEESBURG BOARD OF ARCHITECTURAL REVIEW
WORK SESSION MINUTES**

**Monday, 17 December 2012
Town Hall, 25 West Market Street
Council Chamber**

MEMBERS PRESENT: Chairman Richard Koochagian, Vice Chairman Jim Sisley
Parliamentarian Edward Kiley, Tracy Coffing, Dieter Meyer, Teresa
Minchew, Paul Reimers, Town Council Representative Marty
Martinez and Planning Commission Representative Mary Harper

STAFF: Preservation Planner Kim K. Del Rance, Deputy Town Attorney
Barbara Notar, and Linda DeFranco

Call to Order and Roll Call

Mr. Koochagian called the meeting to order at 7:00pm, noted attendance and determined that a quorum was present.

Mr. Sisley recused himself from TLHP-2012-0133 because of an ongoing relationship with the property owner, and also has a meeting planned with the property owner TLHP-2012-0127, but feels this will not impair his ability to review and act on this application impartially.

Mr. Reimers recused himself from TLHP-2012-0132 since he is the applicant.

Mr. Meyer recused himself from TLHP-2012-0132 because of the ongoing relationship that he has on an unrelated project with the applicant.

Ms. Minchew recused herself from TLHP-2012-0128 since her husband's firm represents the applicant on a related matter.

Adoption of Meeting Agenda

Mr. Meyer moved to adopt the meeting agenda as presented; Mr. Sisley seconded the motion and it passed 7-0.

Approval of Minutes

Mr. Koochagian stated that the minutes will not be reviewed for approval at this time since there is a technical problem with them.

Petitioners

There were no petitioners.

Consent Agenda

There were no consent agenda items.

Public Hearings in the H-1 Overlay District

a. TLHP-2012-0098 and 0099 448 S. King St. Rite Aid (B2/H2) and 720 S. King St. Food Lion (B2/H2), Gary Finiff, Virginia Regional Transit.

Ms. Del Rance gave the presentation stating that these were two bus shelters to be placed in front of the respective businesses. She also showed a less costly style shelter in two different colors leaving some more options for choice and getting away from the bubble roof that is currently being used in one shelter.

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The applicant, John Feisel, a representative for VRT said they were looking for guidance and any recommendation the BAR could give.

Ms. Minchew asked if they were to approve one option for each site, or something as a prototype for the entire H-2. Ms. Del Rance responded that this application was only for these two sites, however, the motion could be made to use them throughout the H-2.

Mr. Reimers stated that it would be a good thing if VRT didn't have to come before them every time they want to add a bus shelter. We should make it so they can use this style at will with an administrative approval within the H-2. Ms. Sisley agreed.

Mr. Meyers went historically back to the original bus shelter and what was considered compatible for certain areas. This could preclude the practice of approving a district wide design.

Ms. Coffing asked if the form would be acceptable with color being the only change. Mr. Meyer said yes, that was the case. Ms. Minchew said this should be analyzed on whether it is suitable for use in the H-2. Ms. Coffing went on to say that color can be varied based on the site. For these two locations either color would be compatible and she feels that staff could determine that.

There was some further commentary on the district wide use or case by case review.

There was no comment from the public and the public hearing was closed at this time.

Based on the findings that the originally proposed shelter is not compatible with the Existing buildings along the H-2 district street frontage and does not create a Transition from or balance with the intrinsic characteristics of the Old and Historic District, an alternate shelter from the same manufacturer with white painted structure and a brownish gray metal hip roof designed to coordinate with the approved H-1 shelter is appropriate. That being said, Mr. Meyer moved that TLHP-2012-0098 and 0099 be approved subject to the application submitted by Gary Finiff on September 26, 2012 and November 27, 2012, and subject to the findings and conditions of approval as stated in the staff report and as discussed tonight. The motion was seconded by Mr. Kiley and passed 7-0.

- b. TLHP-2012-0127, 6 W. Market Street, Michael O'Connor, Kingdom Enterprise, LLC**
Kim Del Rance pointed out the most up to date changes that have been made to the said property pointing out through some illustratives the options that could bring this property up to the standard. Basically the building color and the door overhang were the two issues at the center of discussion here. She went on to point out the placement of the light in a high position, which creates some question. The lighting should be near the door to be more effective, staff is recommending the dark color be lighter, the light be removed, details of the door surround be provided. Staff either recommends denial or recessing this until the details are provided.

Michael O'Connor came forward to provide some more detail regarding the door and stated that he would like to get a vote tonight.

Ms. Minchew asked how the door fits into the surround, and if there was any building in the OH&D that is as dark in color as this is. Mr. O'Connor said they are looking to do something different. Ms. Minchew went on to ask about the street light plans for this area.

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Mr. Sisley questioned the pediment above the door and stated that they had recommended removal of it.

Mr. Meyer asked if the applicant intended to keep the brick on the front of the building and running along the sides.

Ms. Harper brought up the style and placement that was discussed at one time for the street lights in this area, pointing out some areas including alleyways that were to be lit.

Councilman Martinez stated that he did not see any harm in the door design. Changes have been made that reflect different period styles and we should not be stifling creativity.

There were no comments from the public; however the applicant stated that he would like to leave the peak on the door. If need be he will take it off, however that would be destroying a historic piece of carved wood.

The public hearing was closed at this point.

Discussion

Mr. Reimers said he was not opposed to the light being located where it is. He also likes the brick.

Mr. Meyer agreed with the location of the light. He also stated that he had no problem with the dark color of the building. With regard to the pediment over the door, he sees no issue with either the peak or the flat effect.

Ms. Coffing said the door surround is very attractive but feels it is not appropriate for this particular building. She feels that the flat door surround is more in keeping with the style of other existing doors. The existing door is significantly different from the door that was submitted in the application.

Ms. Harper commented that the door is attractive and she would hate to see the wood cut off for the flat effect.

Mr. Koochagian said they approved a door with specific instructions on appearance; however the door installed was significantly different. While it is attractive, it does not fall within guidelines. He made some more comments regarding color and the door pediment suggesting that the peak be removed to make it a flat overhead above the door.

Mr. Sisley summarized the discussion as follows: elevation four is the preferred design; the color and the placement of the lights, along with the brick are to stay.

Ms. Minchew agrees there are many elements that can be supported; she reiterated that they are trying to hold the applicant to what was approved. This property is a contributing resource to the Old and Historic District and this requires the BAR's attention to the detail. She does have some concern about the color.

Mr. Kiley moved that the portion of TLHP-2012-0127 regarding the installed light fixture on the upper west façade be approved. Mr. Sisley seconded and it passed 7-0.

In the matter of BAR Case TLHP-2012-0127 Mr. Sisley moved that the brick water table on the west elevation be approved. Mr. Kiley seconded the motion and it carried 7-0.

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In the matter of BAR case TLHP-2012-0127, Mr. Sisley moved to approve the three small light fixtures on the south elevation facing West Market Street. The motion was seconded by Mr. Kiley. The motion carried 7-0

In the matter of BAR case TLHP-2012-0127 Mr. Sisley moved to approve the black forest green and trim color of Goldfinch as depicted in elevation 2. The motion was seconded by Mr. Kiley and carried 6-1 (Coffing opposed).

Ms. Coffing brought up that it was suggested that the door surround be sized to the now existing door.

In the matter of TLHP-2012-0127 Mr. Sisley moved to approve the door surround as depicted in elevation four.

Mr. Kiley said there was discussion on the removal of the capitals. Mr. Sisley responded that is depicted in elevation four. Mr. Kiley seconded the motion.

Mr. Sisley restated the motion as follows: Move to approve the door surround without the capitals as depicted in elevation four in the application and review. The motion was seconded by Mr. Kiley.

Mr. Meyer asked whether another motion was needed to approve either elevation 1 or 2 as an alternative. Mr. Kiley responded that the decision of the motion on the floor would stand.

The motion carried 4-3 (Minchew, Coffing and Reimers opposed).

Public Hearing on New Cases in the H-1 District

- a. **TLHP-2012-0128, 9 East Market Street.** Approval of new siding material for addition to Loudoun Times Mirror building on COA TLHP-2012-0040. Kim Del Rance brought the Board up to the status of the application stating that the applicant has selected new siding material that is required to be reviewed by the BAR. The new siding is terra cotta which is considered a substantial and historic material whose color will not compete with or dominate the existing brick on the Loudoun Times Mirror building. The scale of the siding was also at issue,

Bob White, applicant, came forward and said they agreed with the staff comments.

Geoff Lewis, representative for the applicant, elaborated on the size of the siding which is 8" x 10', stating that this size is most compatible with the neighboring buildings.

Mr. Kiley asked if staff was comfortable with the dimensions of the siding. Ms. Del Rance replied that yes, she was.

There were no comments from the public and the hearing was closed at this time.

Based on the findings that the proposed terra cotta siding is made of a substantial and historic material, the scale of the 8" x 10' long panels is appropriate and the planned inset windows are appropriate, Mr. Meyer moved that TLHP-2012-0128 be approved in accordance with the application submitted. The motion was seconded by Ms. Coffing and passed 6-0-1 (Minchew recused).

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- b. **TLHP-2012-0132, 303 S. King Street**, partial demolition of addition and alterations to existing house by Paul Reimers, PR Construction and Development. Kim Del Rance gave the staff presentation indicating which parts of the house were original and those that were added on. The applicant is proposing removal of a rear porch area and renovation of interior and exterior areas of the house. Since the portion being removed is less than 40% of the entire building, it is considered an alteration, not a demolition. The wooden windows will be restored, the siding will be replaced. Staff recommends approval.

Paul Reimers, applicant, came forward and explained that he is going to try and unify the siding on this house which currently has aluminum siding, asphalt siding and wood siding. At one point there was 6" clapboard siding on the house. He is going to be replacing the wood in kind.

Mr. Kiley asked if they knew the condition of the siding underneath the asphalt siding? Mr. Reimers said he did not.

Mr. Koochagian asked if the shutters would be retained and reused and the response was yes. Mr. Reimers said he will be replacing the upper porch, columns included. Mr. Koochagian said the door at the rear entrance doesn't seem to have trim around it, and asked what they will be replacing the door with. Mr. Reimers said there will be a new door, and under separate application, there will be steps leading to it.

There was no comment from the public and the public hearing was closed at this time.

Ms. Coffing asked if the applicant was willing to remove the asphalt siding, assess the condition of the existing clapboard, and retain and repair what can be? The applicant responded yes.

Mr. Koochagian asked the applicant to provide renderings of what this will look like in the rear of the house when the work has been done.

Based on the findings regarding TLHP-2012-1032 that the removal of the rear side addition will not damage the architectural character or integrity of the original structure to remain, the restoration of original wooden windows is appropriate and preferred, the original wood siding per the applicant's statement will be matched in material, texture, dimension and design and replaced if necessary. The rear window door is sympathetic to the architectural style of the original structure; Mr. Sisley moved to approve TLHP-2012-0132, subject to the plans and applications submitted by Paul Reimers on November 19, 2012 and the discussion this evening. The motion was seconded by Ms. Coffing and carried 5-0-2 (Reimers and Meyer recused).

Public Hearings in the H-2 District

- a. **TLHP-2012-0121, 15 Catoctin Circle SE**. Change the comprehensive sign plan for a multiple tenant building. Kim Del Rance reported that there are currently tenants with no sign permits and that currently there is a sign plan in place which allows black boxes with green and white as the approved colors for lettering. The new sign would add additional colors adding red, grey and blue in the existing boxes. Staff recommends approval.

The applicant was not present but the Board decided to proceed with the discussion.

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Ms. Minchew asked how staff saw this as being uniform in color with the varied colors being added. Ms. Del Rance said because of the small size of the building and that only four signs are affected, she feels that adding the other colors will not be a problem. Ms. Minchew asked how they would prevent other larger malls from applying for the same thing. Ms. Del Rance said they basically fall under different guidelines because of their size and number of business fronts.

Mr. Meyer said this is more like a building in the H-1 and there varied signage is encouraged.

There was no comment from the public and the hearing was closed at this time.

Ms. Minchew said that she was still hesitant and hoped the motion would be worded so that this does not set a precedent.

Because the signage is in compliance with the zoning code and the palette of colors is generally a harmonious palette and the character of these buildings are much the same as they are in the historic district and in a place such as Village at Leesburg where there are multi story buildings, and the fact that the colors are not entirely the same is appropriate in this particular case. Because of those reasons, Mr. Meyer moved that TLHP-2012-0121, subject to the plans photographs and materials submitted as part of the application dated October 26, 2012 be approved. The motion was seconded by Mr. Kiley and carried 5-1-1 (Reimers absent, Koochagian opposed)

- b. TLHP-2012-0131, 80 Prosperity Avenue SE**, construction of an assembly building next to an existing hotel. Kim Del Rance explained that this was an approval based on concept, i.e., massing and scale. While this property is proposed to be a part of the Crescent Design District, the owner is requesting approval to move forward with the regulations of the current H-2 designation. Staff commented that while the exterior is compatible with the original EIFS hotel, there is a lack of variety in heights or façade depths. Some design elements should be considered to break the blankness of the design.

Mr. Patel, applicant, came forward and introduced the architect of the project, Mr. Stockburg. He proceeded to point out the design which is basically a raised building with a bridge connecting this to the hotel. He went on to explain some different designs they could incorporate on the lowest level to accommodate walkways.

Ms. Minchew wanted to know which side of the addition would be the most visible to the public. The east elevation would be most visible.

Mr. Kiley mentioned the most visibility would be from the ramp off route 7 onto the bypass. Mr. Sisley reiterated that and added that there is very little visibility during the summer months.

Erin Tracey, a resident of Fox Chapel condos, stated that she received the letter regarding the public hearing just last week and otherwise has not heard anything about this. She had specific questions about noise, lighting, etc. The Board let her know that they were not the proper people to ask at this juncture.

There were no comments from the public and the hearing was closed at this time.

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Ms. Minchew said she supported this and could work with either choice of elevation.

Mr. Sisley agreed, as did Mr. Meyer and Ms. Coffing.

Ms. Minchew moved to approve TLHP-2012-0131 regarding size, scale, massing, roof form, proposed material and height, and the second option presented to us this evening, further subject to the application submitted by Bharat Patel on November 19, 2012 and subject to the findings and conditions of approval stated in the December 17, 2012 staff report. Mr. Sisley seconded the motion and it passed 6-0-1 (Reimers absent)

- c. **TLHP-2012-0133 201B Harrison Street SE**, replacing the old COA TLHP-2011-0046 with new expansion plans for Los Tios and a small walk bridge addition connecting to Market Station. Kim Del Rance explained that this application is replacing a more complicated application with a much simpler one. Following some history on the building Ms. Del Rance said the proposed bridge is preferred over the previously approved enclosure which would have hidden much of the architectural features that characterize the Depot building where Fire Works Pizza is located. The proposed materials and railing pattern match the existing railings they will connect to at Market Station, which is appropriate.

Gene Weisman, Weisman Architects, Inc. explained the reasoning behind the change stating that funds were one issue and egress was another. This was a much simpler solution than what had previously been proposed.

Mr. Koochagian asked if they were going to use cable railings on this side? The answer was no,

There were no comments from the public and the public hearing was closed at this time.

Based on the findings that the proposed railing is consistent with the visual characteristic of traditional materials in Leesburg and matches the existing railings, Ms. Coffing moved that TLHP-2012-0133 be approved subject to the application submitted by Gene Weisman of Architecture, Inc. on November 19, 2012. The motion was seconded by Mr. Kiley and carried 5-0-1-1 (Sisley recuse, Reimers absent).

OLD BUSINESS

None

NEW BUSINESS

Mr. Meyer mentioned that his packet was disorganized. There was apparently a mix up with the double sided process.

Mr. Koochagian asked about the 2013 nominating committee and who would like to serve. Mr. Meyer said since they do not know who will be reappointed that perhaps they delay this. It was noted that the By Laws might need to be changed.

Mr. Koochagian brought up the issue with the windows at 415 S. King Street. Apparently this was an application for a porch in the rear of the house. All the windows in the house were replaced rather than just the few that were to be replaced. This was the result of a miscommunication on the application form.

Ms. Minchew asked what the status was of the Coldwell Banker awnings. Kim Del Rance said they are working on changing these and the corporate office has been contacted about their removal. Ms. Minchew requested a copy of the application materials be provided to the BAR for review.

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Adjournment

The meeting was adjourned at 9:35pm

NEXT REGULAR BUSINESS MEETING
Wednesday, January 23, 2013
Council Chamber
25 West Market Street
Leesburg, Virginia

Richard Koochagian, Chair

Kim K.. Del Rance, Preservation Planner